



CORNERSTONE

REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com



21,156 SF OFFICE BUILDING ON 1.90-ACRE LOT
51+ OFFICES | MILLS WYOMING

305 SW WYOMING BLVD IS A 2-STORY OFFICE BUILDING LOCATED ALONG THE SOUTHEASTERN EDGE OF MILLS, WYOMING. CONSTRUCTED IN 1981, THE PROPERTY OFFERS APPROXIMATELY 21,156 SQUARE FEET OF GROSS LEASABLE OFFICE SPACE ON A 1.90-ACRE (82,763 SF) LOT. THE BUILDING SPANS TWO FLOORS — 8,738 SF ON THE FIRST FLOOR AND 12,418 SF ON THE SECOND — PLUS A 1,421 SF STORAGE BASEMENT NOT INCLUDED IN THE GLA. THE FLEXIBLE FLOOR PLAN CAN BE EASILY DEMISED, MAKING IT WELL-SUITED FOR SINGLE OR MULTIPLE TENANTS.

CHUCK HAWLEY
Principal

✉ chuckhawley@msn.com

☎ 307-259-1315

FORREST LEFF
Principal

✉ forrestleff@gmail.com

☎ 307-262-2393



CORNERSTONE

REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com





CORNERSTONE
REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com

PROPERTY DETAILS

- 51+ OFFICES ACROSS TWO FLOORS
- 8,738 SF - FIRST FLOOR OFFICE SPACE: 21 OFFICES
- 12,418 SF - SECOND FLOOR OFFICE SPACE: 30 OFFICES
- QUALITY CONFERENCE ROOMS ON EACH FLOOR, ADDITIONAL CONFERENCE ROOM ON FIRST FLOOR
- 1,421 SF - STORAGE BASEMENT (NOT INCLUDED IN GLA) | ±21,156 SF GROSS LEASABLE AREA
- 1.90-ACRE (82,763 SF) LOT
- CAN BE EASILY DEMISED
- 77 TOTAL PARKING SPACES
- MULTIPLE FLOOR PLAN CONFIGURATIONS
- ELEVATOR-SERVED BUILDING
- LOCATED IN MILLS, WYOMING





CORNERSTONE

REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com





CORNERSTONE
REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com



COMMUNITY & OFFICE
FEATURES

COMMUNITY HIGHLIGHTS

- SECURE BUILDING ACCESS
- COMMON GATHERING AREAS
- AMPLE ON-SITE PARKING (77 SPACES)
- EASY ACCESS TO CASPER
- WALKABLE TO AREA AMENITIES
- LOCATED ON MAIN CASPER AREA ARTERY

OFFICE HIGHLIGHTS

- DIVERSE FLOOR PLAN LAYOUTS — EASILY DEMISEABLE
- DESIGNED FOR ADA ACCESSIBILITY
- LARGE CONFERENCE AREAS ON BOTH FLOORS
- SECURE, PRIVATE OFFICES
- LARGE WINDOWS FOR NATURAL LIGHT
- EASILY ACCESSIBLE VIA WYOMING BOULEVARD



CORNERSTONE

REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com





CORNERSTONE

REAL ESTATE

FOR SALE

305 SW WYOMING BLVD
www.cornerstone.com

INVESTMENT POSITIONING

305 SW WYOMING BLVD IS A SUBSTANTIAL TWO-STORY OFFICE BUILDING SITUATED ALONG THE SOUTHEASTERN EDGE OF MILLS, OFFERING APPROXIMATELY 21,156 SQUARE FEET OF FLEXIBLE OFFICE SPACE ON A 1.90-ACRE LOT. ORIGINALLY CONSTRUCTED IN 1981, THE PROPERTY HAS ACCOMMODATED A DIVERSE RANGE OF OCCUPANTS AND CONFIGURATIONS OVER THE YEARS, REFLECTING THE ADAPTABILITY OF ITS FLOOR PLAN. WITH 40+ PRIVATE OFFICES, MULTIPLE CONFERENCE-STYLE ROOMS, ELEVATOR SERVICE, A LARGE BASEMENT FOR STORAGE, AND OVER 77 PARKING SPACES, THE BUILDING IS WELL-EQUIPPED FOR SINGLE-TENANT OR MULTI-TENANT USE. ITS PROXIMITY TO CASPER'S COMMERCIAL CORE, COMBINED WITH WYOMING'S TAX-ADVANTAGED BUSINESS ENVIRONMENT, POSITIONS THIS PROPERTY AS A COMPELLING OPPORTUNITY FOR OWNER-USERS OR INVESTORS SEEKING LARGE-FORMAT OFFICE ASSETS AT COMPETITIVE PRICING.

INVESTMENT HIGHLIGHTS

- ±21,156 SF TWO-STORY OFFICE BUILDING IN MILLS, WY | 51+ PRIVATE OFFICES ACROSS TWO FLOORS | 1.90-ACRE (82,763 SF) LOT
- MULTIPLE CONFERENCE-STYLE ROOMS ON BOTH FLOORS
- LARGE BASEMENT FOR ADDITIONAL STORAGE
- ELEVATOR-SERVED BUILDING
- 77+ DEDICATED PARKING SPACES
- MULTIPLE FLOOR PLAN CONFIGURATIONS
- FLEXIBLE SINGLE OR MULTI-TENANT USE POTENTIAL
- POSITIONED IN TAX-ADVANTAGED WYOMING MARKET



BUS.
20

258

KISKIS ST

SW WYOMING BLVD

258

CONNIE ST



CORNERSTONE
REAL ESTATE

CASPER, WY

WYO CITY: A GREAT PLACE TO LIVE, WORK AND PLAY

Casper is centrally located in the heart of Wyoming. As the second largest city in the state with a population of 60,000, Casper is a hub for locals from its county Natrona and surrounding towns for medical, shopping, entertainment, events and recreation. The city also serves as an important stop for tourists en route to Yellowstone or other destinations. Casper reflects the image of the Great American West: a community nestled in the foothills of Casper Mountain with the North Platte running through it.

Whether you are looking to relocate your business or start a new one, Casper offers opportunities for success. Named by Forbes magazine as one of the nation's "Top 25 Best Small Places for Businesses," Casper provides a central location for businesses and manufacturers as well as strategically planned business parks, freight routes, the BNSF Railway Trans-load facility, and Wyoming's only international airport. Not only does the "Equality State" lack personal income, inventory, corporate, and franchise tax; Wyoming also lacks burdensome regulations and boasts some of the nation's lowest sales and property tax rates.



Visitors and Casper's locals enjoy great access to outdoor recreation opportunities such as "Blue Ribbon" fishing, a Nordic groomed trails center and an international biathlon course. Downhill skiing, camping, hiking, biking, boating, and hunting are just a few of the many outdoor activities available. Performances, concerts and events are held regularly at the Ford Wyoming Center and downtown outdoor venue David Street Station. Housing in Casper is affordable both for rent and for purchase. School systems offer high-end education, low teacher/child ratios, and diverse school activities for children to participate in.

Casper has successfully leveraged natural and cultural assets, which in turn has contributed to the success of the area's economy by making a place where people and employers want to live, work and play.



BUSINESSES IN CASPER BENEFIT FROM

- Zoned Business Parks
- Freight routes
- BNSF Railway and trans-load facility
- International airport
- Low property tax rates

MARKETS CASPER SERVES

Evansville

- Population: 2,749 (2021)
- Median Household Income: \$73,256 (2021)
- Median Home Price: \$222,973 (2023)

Mills

- Population: 4,106 (2021)
- Median Household Income: \$44,115 (2021)
- Median Home Value: \$129,700 (2021)

CASPER'S ECONOMY BY THE NUMBERS

- Population: 58,543 people (2022)
- Unemployment Rate: 3.2% (June 2023)
- Median Household Income: \$67,011 (2022)
- Median Sales Price of Home: \$265,800 (June 2023)
- Sales tax: 5%
- State income tax: 0%
- Corporate tax: 0%

**The information contained here has been obtained from sources we deemed reliable. We have no reason to doubt its accuracy but offer no guarantee. Updated 2023 by Coldwell Banker Commercial Cornerstone.*

CASPER'S LARGEST EMPLOYERS

- Banner Health Wyoming Medical Center
- Central Wyoming Counseling Center
- SST Energy
- Unit Drilling Company
- Walmart Supercenter
- Casper College
- Wyoming Medical Center East Campus
- Shepherd of the Valley Healthcare
- Wyoming Machinery
- Wyoming Department of Transportation
- Power Service Inc.
- Wyoming Employee Resource Capital & Service
- Community Health Centers of Central Wyoming. ...
- True Drilling
- Automation & Electronics



CORNERSTONE

REAL ESTATE

ABOUT US

www.cornerstonere.com



FORREST LEFF Principal

307-262-2393 • forrestleff@gmail.com

Forrest Leff is the Principal and Managing Partner for Cornerstone Real Estate. He has been a highly respected and sought out real estate professional for over 15 years, emphasizing Industrial, Farm & Ranch and Commercial Real Estate sales and leasing.

Mr. Leff was born and raised in Casper and received his Associate of Science Degree from Casper College, and a Bachelor of Science Degree in Biology & Zoology from the University of Wyoming. Following graduation, he relocated to Southern California and established Turbo Cleaning Systems, specializing in medical biohazard waste and decontamination. As an owner, he secured contracts in the greater San Diego area with Mercy Hospital, Radiology Medical Group and Surgical centers in San Diego.

After returning to Casper in 1993, he successfully opened the first Espresso shop in Casper, Java Jitters Espresso, which is celebrating 25 years in business. As President of the Casper Petroleum Club, in 2017 he oversaw the dissolution, disbursement and disposition of the club's assets. Forrest is exceptionally in tune with Casper and the State of Wyoming's economic climate, as specialist in the Industrial and Commercial Real Estate market.

CHUCK HAWLEY Principal

307-259-1315 • chuckhawley@msn.com

Chuck Hawley is the Principal managing partner for Cornerstone Real Estate. Mr. Hawley has been a commercial real estate professional for over thirty (30) years. Mr. Hawley was born and raised in Casper, Wyoming. He is a graduate of Casper College and has a Bachelor's of Science Degree in Business Management from the University of Wyoming.

After graduation, Mr. Hawley spent 18 years as a Commercial Real Estate Professional in Los Angeles, CA and was actively involved in property management, leasing, acquisitions, dispositions, and asset management. His roles have included oversight of local and national commercial property portfolios. He served as Vice President of the Southwest Region for Wilson Cornerstone Properties, a publicly traded REIT. His responsibilities encompassed the maximization of asset values and financial performance for 34 commercial office buildings in Southern California Arizona and Colorado totaling more than 4 million square feet.

Over the years, Mr. Hawley has gained respect as a leader in commercial real estate management, leasing, sales and acquisitions throughout the industry.

